



Legislation Text

File #: 2019-0273, **Version:** 1

Consider public testimony regarding, and an ordinance zoning 96.16 acres of land located at or near the intersection of University Boulevard and CR 110 to the SF-3 (Single-Family- Mixed Lot) zoning district. (First Reading)*

The 96.16 acres proposed for the SF-3 (Single Family - Mixed Lot) zoning district is part of 190.07 acres being annexed into the City at the request of the property owner, JSL Investments, LLC. It is proposed for residential and commercial development by Scott Felder Homes. The General Plan designates the property for business park, residential and commercial. A General Plan amendment to change the business park designation to residential is a separate agenda item.

The proposed SF-3 district will include the land at the northeast corner of University Blvd. and CR 110, except for the corner itself, for which commercial zoning has been requested. The SF-3 district allows for a variety of lot sizes: estate lots with a minimum of 10,000 square feet, standard lots with a minimum of 6,500 square feet and small lots with a minimum of 5,000 square feet. With specific exceptions provided, the district requires that at least 40% of the lots are estate lots, 30% of the lots must be standard lots and no more than 30% of the lots can be small lots. To vary from this prescribed lot mix, the roadway connectivity index must be measured as 1.4 or greater and special design features must be included in the development. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels). In addition, garage door treatment is required.

The Planning and Zoning Commission held a public hearing at their meeting on March 6, 2019 and voted 6-0 to recommend approval of the original zoning of SF-3. There were six speakers at the public hearing, all of whom were opposed to the development because of existing traffic and the anticipated impact on their property values.

The SF-3 district reviewed by the Commission was 8.23 acres larger than this proposal because Scott Felder Homes since requested a modification to the boundary of the C-1a (General Commercial - Limited) parcel. They plan to locate a stormwater detention pond at the corner of University Boulevard and CR 110, making it necessary to increase the size of the C-1a parcel by 8.23 acres, which decreases the size of the SF-3 parcel by the same amount.